GOVERNMENT OF TELANGANA

ABSTRACT

Metropolitan Area & Urban Development Department - Hyderabad Metropolitan Development Authority – Change of land use from Residential use instead of Forest use in Sy.No.249/2 to 249/17 of Kongarakalan (V), Ibrahimpatnam (M), Ranga Reddy District to an extent of Ac.70-24 Gts – Confirmation of Draft Variation – Notification – Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 61 **Dated: 20-02-2026**

Read the following:-

1. From Metropolitan Commissioner, HMDA, Hyderabad, Lr.No. 182/SHZ/Plg/HMDA/ 2021, Dated.23.04.2022.
2. Minutes of CLU Committee meeting held on 09.05.2022.
3. Govt. Memo No. 6278/Plg.I(1)/2022, Dated:08.08.2022.
4. From Metropolitan Commissioner, HMDA, Hyderabad, Lr.No. 182/SHZ/Plg/HMDA/ 2021, Dated.28.09.2022.
5. Govt. Letter No. 6278/Plg.I(1)/2022, Dated: 15.10.2022.
6. From Metropolitan Commissioner, HMDA, Hyderabad, Lr.No. 182/SHZ/Plg/HMDA/ 2021, Dated.30.11.2024.

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ORDER:

The draft variation to the land use envisaged in the notified Master Plan MDP-2031 approved vide G.O.Ms.No.33 MA, dt:24-01-2013, issued in Government Memo 3rd read above, was published in the extraordinary issue of the Telangana Gazette No.188, Dated:27.08.2022. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has remitted Conversion / Change of Land Use Charges of Rs.6,59,29,130/- (Rupees Six Crores Fifty Nine Lakhs Twenty Nine Thousand and one Hundred and Thirty Only) i.e., Rs. 3,23,74,880/- vide Challan No.119, Dt. 25.04.2024, Rs, 3,35,27,640/- vide Challan No. 1392 Dt. 30.09.2024 and Rs. 26,610/- vide Challan No.1393 Dt. 30.09.2024. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031 approved vide G.O.Ms.No.33 MA, dt:24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.249/2 to 249/17 of Kongarakalan Village, Ibrahimpatnam Mandal, Ranga Reddy District to an extent of Ac.70-24 Gts., which is shown as Forest use in the notified Master Plan (MDP) 2031 approved vide G.O.Ms.No.33, MA dt: 24.01.2013, is now designated as Residential use as per the report of the District Collector, Ranga Reddy District letter dt.25.09.2020 that the above site is Private / Patta Land, **subject to the following conditions**:

1. The applicant shall handover the Master Plan road affected area to the local body through registered gift deed at free of cost.
2. The applicant shall comply the conditions laid down in G.O.Ms.No. 168, MA, dt.07.04 .2012 and its subsequent amendments.

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3. The applicant shall obtain prior permission from GHMC/HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership aspects, the applicant will be whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects and if any litigation occurs, the Change of Land use orders will be withdrawn without any notice.
6. CLU shall not be uses as proof of any title of the land.
7. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.
8. The Change of Land use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North : HMDA approved layout vide L.P. No. 20/LO/Plg/HMDA/16.
South : Village boundary of Yelimenedu (V) and Forest Land.
East : B.T. Road.
West : Forest boundary and Neighbours land and also Madhireddy Kunta Cheruvu.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District.
Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER